

Cielo Paso Oak Hill, L.P.
to
The City of Austin
(Water Line Easement)

LEGAL DESCRIPTION FOR PARCEL 5221.05 WLE

DESCRIPTION OF A 0.179 ACRE (7,795 SQ. FT.) EASEMENT LOCATED IN THE JESSE WILLIAMS SURVEY NO. 62, ABSTRACT 788, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 3, SCENIC BROOK WEST COMMERCIAL, A SUBDIVISION OF RECORD IN VOLUME 78, PAGE 71, PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.TX.), AS DESCRIBED IN A DEED TO CIELO PASO OAK HILL, L.P., A TEXAS LIMITED PARTNERSHIP, RECORDED FEBRUARY 20, 2013 IN DOCUMENT NO. 2013031028, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.TX.); SAID 0.179 ACRE (7,795 SQ. FT.) EASEMENT, AS SHOWN ON THE ATTACHED SKETCH AS PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a TxDOT type II monument found on the existing east right-of-way line of Oak Meadow Drive, a 60 foot wide right-of-way, per said plat Scenic Brook West Commercial Subdivision, for the northwest corner of said Lot 3;

THENCE S 76°41'53" E, with the existing east right-of-way line of said Oak Meadow Drive, a distance of **8.76** feet to a calculated point (**Grid Coordinates: N= 10,056,956.39, E= 3,072,367.26**), for the northwest corner and the **POINT OF BEGINNING** of the easement described herein;

THENCE N 54°28'30" E, departing the existing east right-of-way line of said Oak Meadow Drive, over and across of said Lot 3, a distance of **534.16** feet to a calculated point on the existing north right-of-way line of U.S. 290, a variable width right-of-way, as described to the State of Texas, recorded in Volume 13177, Page 3458, Real Property Records of Travis County, Texas (R.P.R.T.C.TX.), for the northeast corner of the easement described herein;

THENCE, with the existing north right-of-way line of said U.S. 290, the following three (3) courses and distances:

S 20°32'36" W, a distance of **26.87** feet to a TxDOT type II monument found, for the most southerly southeast corner of said Lot 3 and the easement described herein,

S 54°26'58" W, a distance of **431.05** feet to a TxDOT type II monument found, and

S 54°38'16" W, a distance of **67.70** feet to a TxDOT type II monument found on the existing east right-of-way line of said Oak Meadow Drive, for the most southerly southwest corner of said Lot 3 and the easement described herein;

THIS SPACE LEFT INTENTIONALLY BLANK

Exhibit "A"

Cielo Paso Oak Hill, L.P.
to
The City of Austin
(Water Line Easement)

THENCE N 76°41'53" W, departing the existing north right-of-way line of said U.S. 290, with the existing east right-of-way line of said Oak Meadow Drive, a distance of **19.93** feet to the **POINT OF BEGINNING**, and containing **0.179** acre (7,795 sq. ft.) of land, more or less.

This property description is accompanied by a separate plat of even date.

Bearing Basis:

All bearings shown are based on the Texas Coordinate System, Central Zone, NAD83/2011. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.000065048. Units: U.S. Survey Feet.

THE STATE OF TEXAS §
 § KNOW ALL BY THESE PRESENTS:
COUNTY TRAVIS §

That I, Scott C. Brashear, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on the date shown below.

SURVEYING AND MAPPING, LLC
4801 Southwest Pkwy
Building Two, Suite 100
Austin, Texas 78735
TX. Firm Reg. No. 10064300

Scott C. Brashear
Registered Professional Land Surveyor
No. 6660 – State of Texas

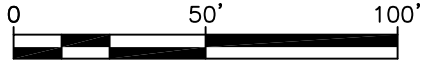
REFERENCES
TCAD Parcel I.D No. 311847



FIELD NOTES REVIEWED
BY: John R. [Signature] DATE: 05/14/20
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

"EXHIBIT A"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
FOR PARCEL 5221.05 WLE



GRAPHIC SCALE
SCALE 1" = 50'

TRAVIS COUNTY, TEXAS



JESSE WILLIAMS
SURVEY NO. 62
ABSTRACT NO. 788

CIELO PASO OAK HILL, L.P.,
A TEXAS LIMITED PARTNERSHIP
FEBRUARY 20, 2013
DOC. NO. 2013031028
O.P.R.T.C.TX.

LOT 3
SCENIC BROOK WEST COMMERCIAL
VOL. 78, PG. 71
P.R.T.C.TX.

PARCEL 5221.05 WLE
WATER LINE EASEMENT
0.179 ACRE
(7,795 SQ. FT.)

25' BUILDING
SETBACK LINES
VOL. 78, PG. 71
P.R.T.C.TX.

15' DRAINAGE AND PUBLIC
UTILITY EASEMENT
VOL. 78, PG. 71
P.R.T.C.TX.

TCAD PARCEL I.D NO. 311847

EXISTING R.O.W.

EXISTING R.O.W.

OAK MEADOW DRIVE
(60' R.O.W. PER PLAT
VOL. 78, PG. 71
P.R.T.C.TX.)

JAMES M. HOWELL
DOC. NO. 2014077383
O.P.R.T.C.TX.

LOT A
SCENIC BROOK
WEST COMMERCIAL 1-A
VOL. 78, PG. 360
P.R.T.C.TX.

P.O.B.
GRID N: 10,056,956.39
GRID E: 3,072,367.26

P.O.C.

(N 54°30'15" E
499.08')

U.S. 290
(VARIABLE WIDTH RIGHT-OF-WAY)
TXDOT CSJ NO. 0113-08-039

STATE OF TEXAS
VOL. 13177, PG. 3458
R.P.R.T.C.TX.

MATCHLINE PAGE 4

JOB NUMBER: 1019051384
DATE: 01/31/2020
SCALE: 1" = 50'
SURVEYOR: S. BRASHEAR
TECHNICIAN: C. GALVAN
DRAWING: PARCEL 5221.05 WLE
TRACT ID: 311847
PARTY CHIEF: S. PESL
FIELD BOOKS:

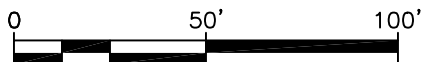


4801 Southwest Parkway
Building Two, Suite 100
Austin Texas, 78735
Ofc: 512.447.0575
Fax: 512.326.3029
email: info@sam.biz

Texas Firm Registration No. 10064300

PROJECT: CITY OF AUSTIN - OAKHILL EASEMENTS

PAGE 3
OF 5



GRAPHIC SCALE
SCALE 1" = 50'

TRAVIS COUNTY, TEXAS

"EXHIBIT A"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
FOR PARCEL 5221.05 WLE

CIELO PASO OAK HILL, L.P.,
FEBRUARY 20, 2013
DOC. NO. 2013031028
O.P.R.T.C.TX.

LOT 3
SCENIC BROOK WEST COMMERCIAL
VOL. 78, PG. 71
P.R.T.C.TX.

TCAD PARCEL I.D NO. 311847

DRAINAGE AND PUBLIC
UTILITY EASEMENT
VOL. 78, PG. 71
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EXISTING R.O.W.

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0.179 ACRE
(7,795 SQ. FT.)

25' BUILDING
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JESSE WILLIAMS
SURVEY NO. 62
ABSTRACT NO. 788

U.S. 290
(VARIABLE WIDTH RIGHT-OF-WAY)
TXDOT CSJ NO. 0113-08-039

U.S. 290
ENGINEER'S CENTERLINE

MATCHLINE PAGE 3

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PAGE 4
OF 5

"EXHIBIT A"
SKETCH TO ACCOMPANY LEGAL DESCRIPTION
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LEGEND

——— P.L. ——— PROPERTY LINE
 ——— S. ——— APPROXIMATE SURVEY LINE
 ——— EASEMENT
 △ CALCULATED POINT
 [] TxDOT TYPE II MONUMENT FOUND
 P.O.B. POINT OF BEGINNING
 P.O.C. POINT OF COMMENCEMENT
 D.R.T.C.TX. DEED RECORDS TRAVIS COUNTY, TEXAS
 R.P.R.T.C.TX. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
 O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
 P.R.T.C.TX. PLAT RECORDS TRAVIS COUNTY, TEXAS
 R.O.W. RIGHT-OF-WAY
 () RECORD INFORMATION

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	N54°28'30"E	534.16'
L2	S20°32'36"W	26.87'
L3	S54°26'58"W	431.05'
L4	S54°38'16"W	67.70'
L5	N76°41'53"W	19.93'
L6	S76°41'53"E	8.76'

NOTE:
 EASEMENTS SHOWN ON THIS SKETCH ARE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY ON SEPTEMBER 17, 2019, EFFECTIVE SEPTEMBER 6, 2019 GF NO. AUT-13-671-AUT19010380L. THERE MAY BE RECORDED OR UNRECORDED EASEMENTS NOT SHOWN HEREON THAT MAY AFFECT THE PROPERTY.

ALL BEARINGS SHOWN ARE BASED ON NAD83/2011 TEXAS COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR 1.000065048. PROJECT UNITS ARE IN U.S. SURVEY FEET.

THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Scott C. Brashear 5/12/20

SCOTT C. BRASHEAR
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 6660 — STATE OF TEXAS

DATE



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